

00547840/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET SECURITIES
CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-BC1

vs.

PAUL BINDER; STATE OF WASHINGTON,
DEPARTMENT OF EMPLOYMENT SECURITY; STATE OF
WASHINGTON, DEPARTMENT OF LABOR AND
INDUSTRIES; STATE OF WASHINGTON, DEPARTMENT
OF REVENUE; KAREN TOM; AND PERSONS OR
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN
THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO
JUDGMENT DEBTOR OF SALE
OF REAL PROPERTY**

CAUSE # 15-2-08386-4 SEA

JUDGMENT RENDERED ON
12/18/2015

ORDER OF SALE ISSUED:
01/28/2016

DATE OF LEVY: 02/11/2016

TO: PAUL BINDER; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

10753 28TH AVE. SW., SEATTLE, WA 98146

THE EAST 100 FEET OF THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 3 EAST, W.M.,
IN KING COUNTY, WASHINGTON, LYING WESTERLY OF 28TH AVENUE SOUTHWEST AND
EASTERLY OF QUALHEIM AVENUE SOUTHWEST AS ESTABLISHED BY KING COUNTY
SUPERIOR COURT CAUSE NUMBER 134044;

EXCEPT THE NORTH 247.50 FEET; AND

EXCEPT PORTION OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 345 FEET
NORTH OF THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER.

TAX PARCEL NO. 0123039429.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM

DATE: APRIL 1, 2016

**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$515,474.52 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on December 1, 2016.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON DECEMBER 1, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
710 SECOND AVENUE
SUITE 710
SEATTLE, WA 98104
(206) 676-9640